

COLLEGE VIEW SUBDIVISION

Salt Lake City, Utah

ARCH 522
American Suburban Development
Professor: Peter Goss

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Liza C. Julien
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PLANNING FEATURES AND PHYSICAL APPEARANCE

College View Subdivision is an area located south of the University of Utah campus consisting of 20.25 acres (see Figure 1). It includes the north side of Seventeenth South, Logan Avenue, Bryan Avenue, and Kensington Avenue all between Fifteenth and Sixteenth East. It also includes the east side of Fifteenth and the west side of Sixteenth East between Seventeenth South and a half block north of Kensington Avenue.

Figure 2 shows the plat map of College View Subdivision which has a total of 210 lots; sixty lots each on Blocks 1, 2, and 3 and thirty lots on Block 4. The narrow end of the lots typically face the street. The subdivision provides for sixty-six foot wide streets and an alley in each block.¹ The streets are arranged in the typical Salt Lake City gridiron pattern. The alleys shown on the plat map do not exist, except for the alleys indicated in Block 2 and 4 which runs north and south parallel to Fifteenth East. The back alley adjacent to each property is incorporated as part of the yard.

The plat map indicates that the original names of the streets were Tempest Ave (Seventeenth South), Stanford Avenue (Logan Avenue), Oxford Avenue (Bryan Avenue), and Yale (Kensington Avenue). Of the original names only Tempest Avenue was mentioned in early records. Seventeenth South was also known as Eleventh South in 1909.²

A comparison of the plat map and the Sanborn Fire Insurance map (see Figure 3) indicates that the majority of the properties are built using two lots. The properties adjacent to Sixteenth East on blocks 2, 3, and 4 were later subdivided in a different manner from the original plat so that the houses could face the street. According to the Salt Lake County Title Abstracts and an article in The Salt Lake Tribune, the real estate company of Meeks and McCartney presented the city with fourteen lots adjacent to Sixteenth East to create an east bench boulevard through the subdivision towards Seventeenth South (see Figure 4).³ The purpose for this one

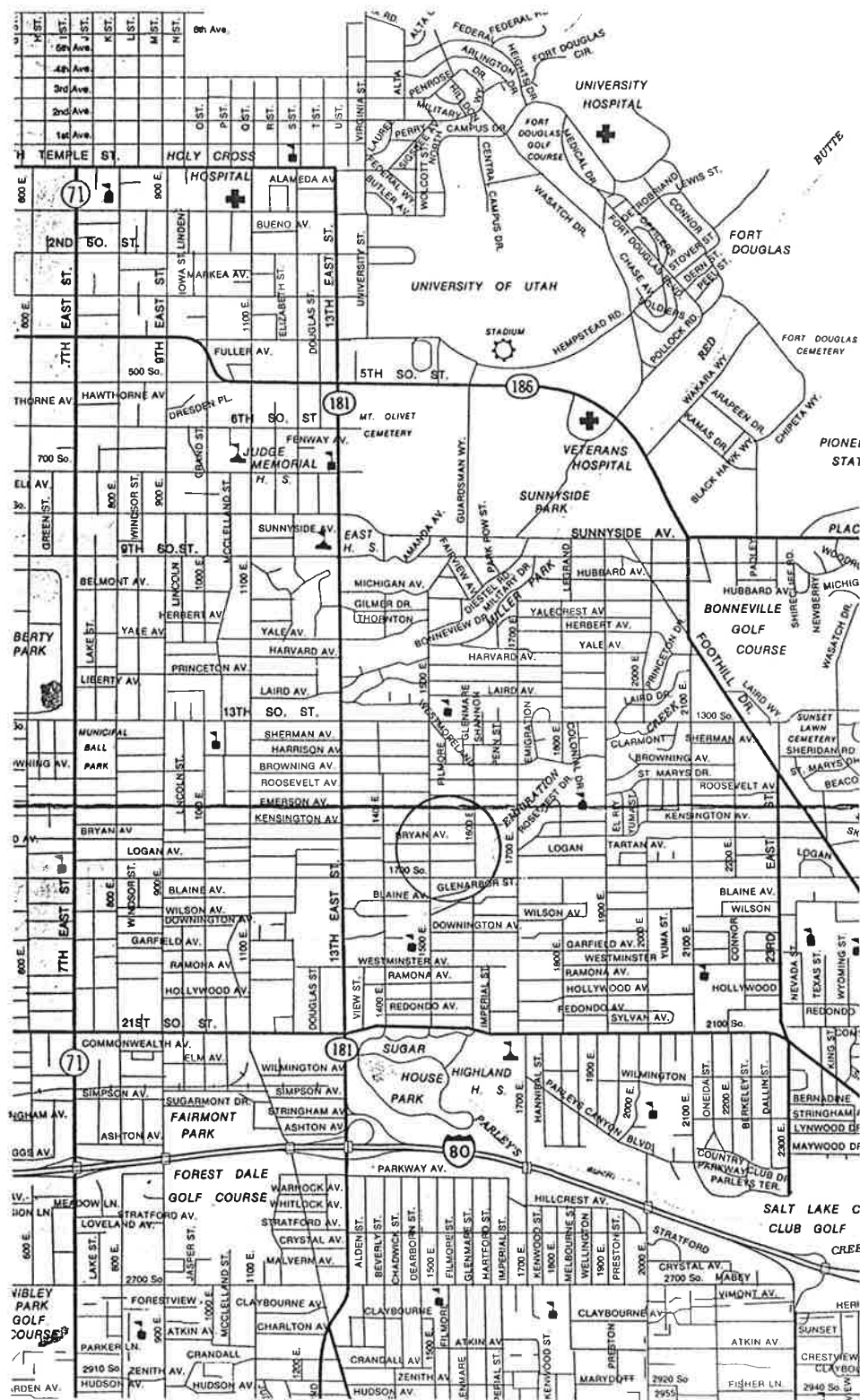


Figure 1. Location of College View Subdivision

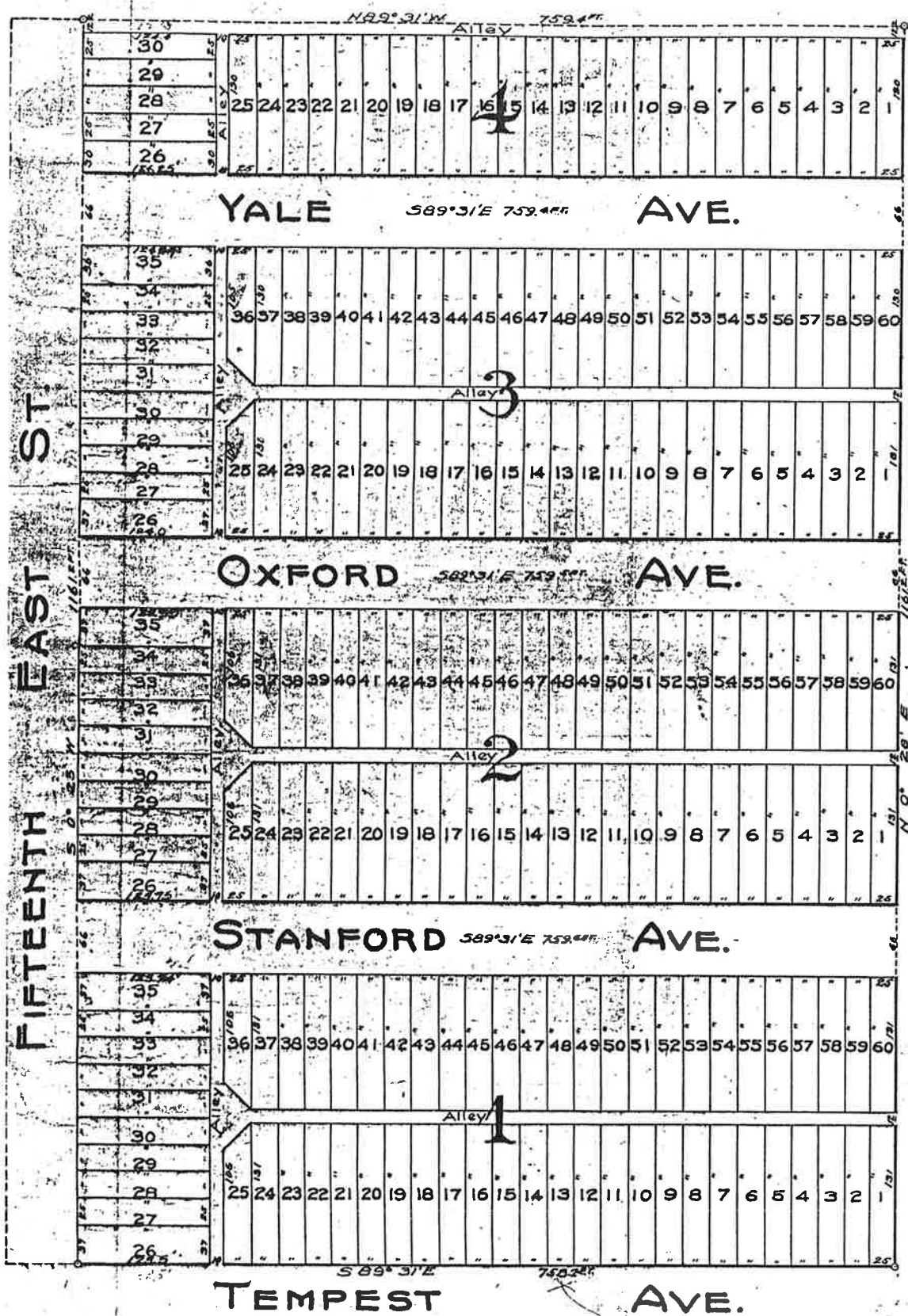


Figure 2. Plat of College View Subdivision

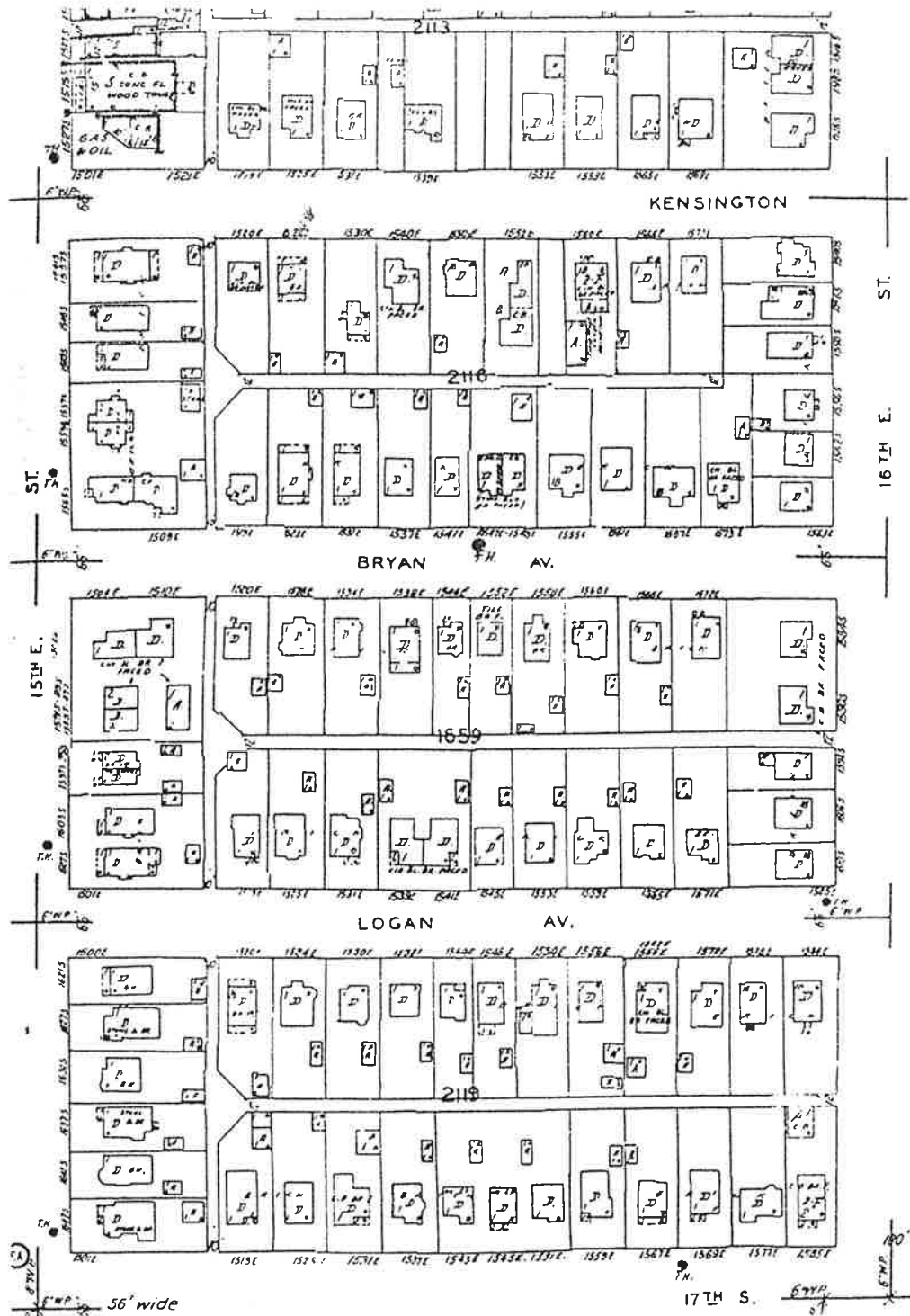
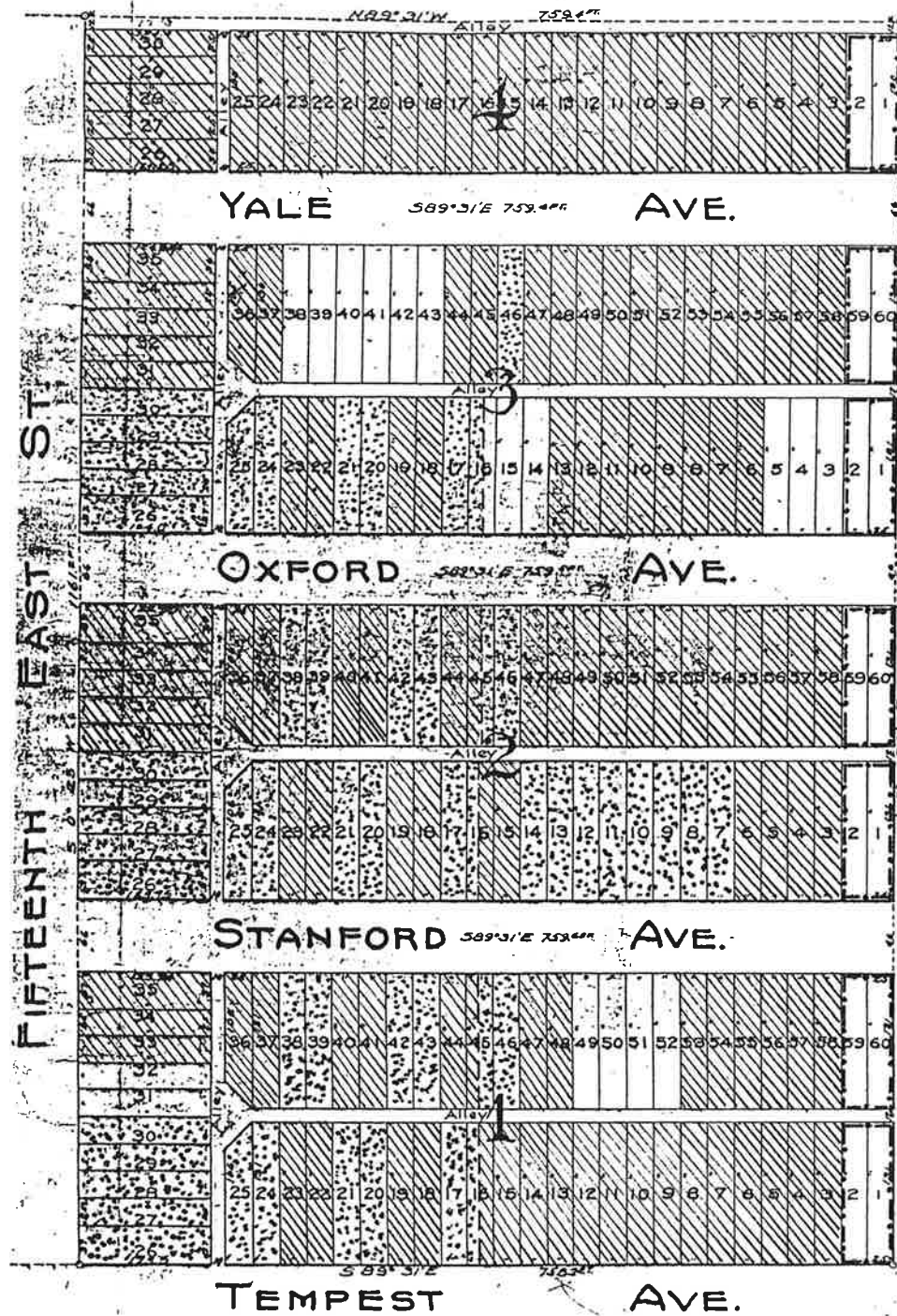


Figure 3. Sanborn Map showing College View







-  McCartney
-  Nelson then Cannon
-  Others
-  McCartney to S. L. C. Corp.

Figure 4. Lots sold by C. W. Morse to land speculators

hundred foot wide road was not clearly made in the newspaper article although it was a selling point for the real estate in both College View and University Heights subdivisions.⁴

By 1910, watermains were installed by the city on Fifteenth East between Emerson and Seventeenth South and in the subdivisions to the north and west of College View.⁵ The remaining infrastructure of College View was probably established by the city soon after its installation in the surrounding areas. A Sunday real estate advertisement alludes to the future installation of infrastructure in the subdivision,

College View Addition. Superbly located on the east bench. Only 1200 feet east of Westminster college. City water and sidewalks now being put in to 15th East. The view beats any other addition now on the market. \$175 each. . . .⁶

The Salt Lake County Title Abstracts and an article in The Salt Lake Tribune states that the territory bounded by Fifteenth and Seventeenth East and Thirteenth and Seventeenth South streets were annexed and added to the Salt Lake City territory. Among the real estate dealers who petitioned for annexation were Earl Dunshee of Commonwealth Investment Company, who was developing Westmoreland Place, and Meeks and McCartney who were developing College View, University Heights, and Emerson Heights.⁷

THE DEVELOPMENT OF COLLEGE VIEW

College View Subdivision was platted on May 8, 1909 by the owner, Charles W. Morse.⁸ Building restrictions state that the "actual value of any residence erected on said premises shall be not less than \$1500.00 and no residence shall be erected on said premises of a distance less than twenty feet from the front line of the lots."⁹

Charles Wesley Morse was born on December 29, 1856 in Cambridge, Illinois. His parents were John C. and Rebecca J. Morse. He obtained a job in an attorney's

office at the age of fifteen when the family moved to Wellington, Kansas. He studied law and was admitted to the bar in 1880. He was elected city attorney of Garden City, Kansas in 1885. He saw that opportunities existed in the west and, in 1888, moved to Salt Lake City. He was a judge on the Third District bench from 1901 to 1917 and was recognized as an authority on water litigation. He served in the legal department of the United States Smelting and Refining Company upon his retirement from the bench. He was a consultant for the Metropolitan water district. He was active in the Republican party and the Masons and eventually climbed high within the Masonic society. He married Emma DeArmond of Wellington in 1880 and together they had two daughters. Judge Morse died on August 4, 1938 in Salt Lake City, Utah. Emma D. Morse died in August of 1930.¹⁰

Charles W. Morse sold all of the lots in College View within a year of the land being platted. Figure 4 shows that the majority of the lots were sold to William B. McCartney (141 lots) and Joseph Nelson (44 lots).

William B. McCartney was a retail lumberman and real estate agent. He was part owner of the real estate firm of Meeks and McCartney. He married Josephine Chapman and together they had three sons and one daughter. They left for Los Angeles, California in 1918. William B. McCartney died on January 22, 1947 in Los Angeles, California. Josephine C. McCartney died on July 20, 1961 in South Gate, California.¹¹

Joseph Nelson was born on December 30, 1861 in Moroni, Utah. His parents were Jens C. and Annie Anderson Nelson, both from Scandinavia. He studied at Brigham Young University in Provo, Utah, from 1881 to 1887. He taught school for fifteen years in Salt Lake City. He was involved with the sheep and wool business for several years. From 1891 to 1898, he was a cashier of the Utah National Bank of Salt Lake City and contributed to its growth and development. He was the president of the Salt Lake and Los Angeles Railway and Saltair Beach Company.¹² He married Leonora Smith and together they had five children.¹³ In January of

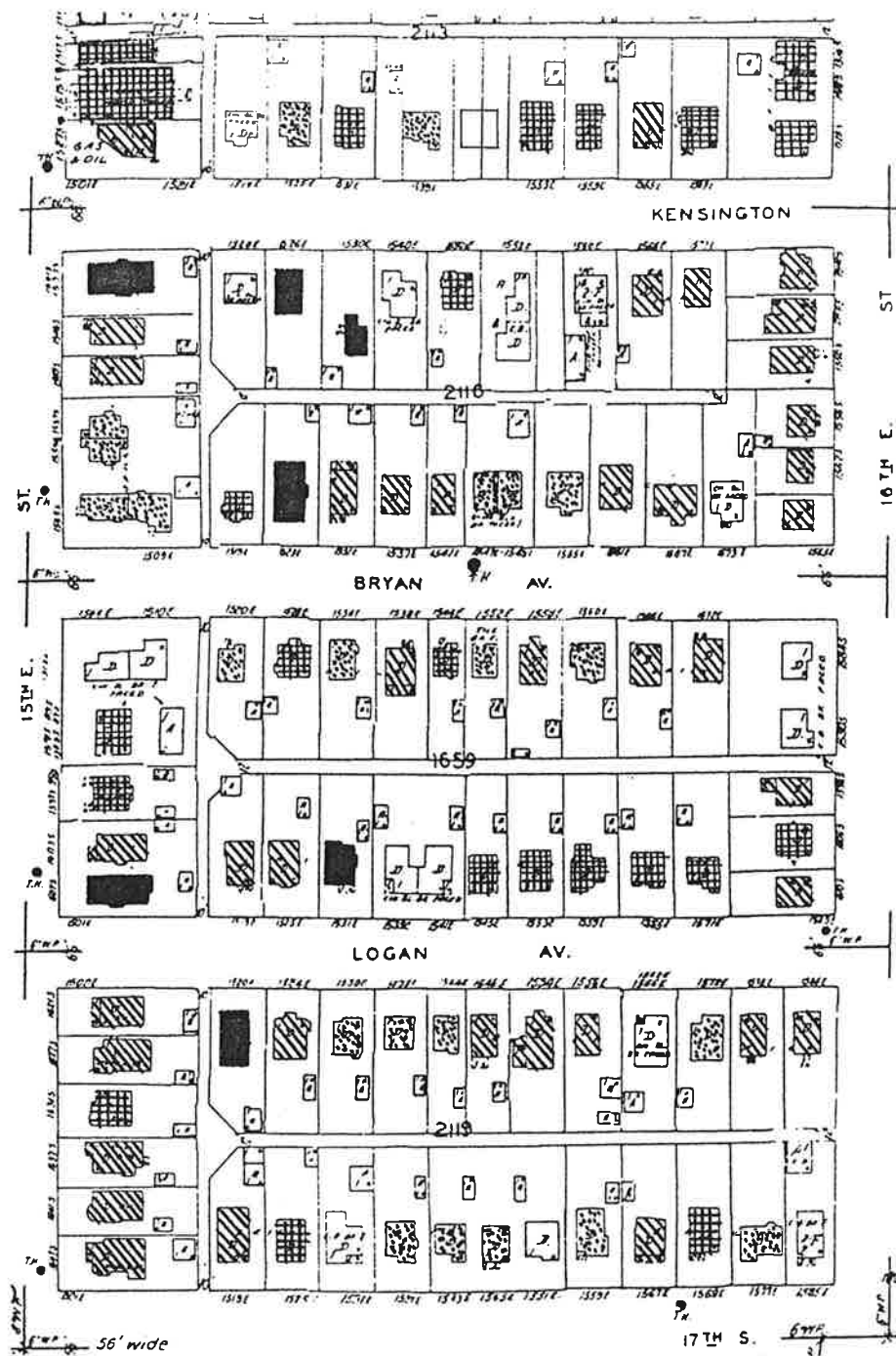
1911, Joseph Nelson sold all his lots to Marian A. Morris Cannon wife of Realtor George M. Cannon.

Marian A. Morris Cannon was born in Salt Lake City, Utah, the daughter of Elias and Mary L. Morris. She was a prominent worker in the Church of Jesus Christ of Latter Day Saints (L. D. S.) and one of the early settlers of Forest Dale. She took part in religious and civic affairs and was a member of the L. D. S. Relief Society. She served as president of the Forest Dale Relief Society for seventeen years. She died on August 10, 1933.¹⁴ Her involvement in real estate stems from her association with her husband who most likely handled a great deal of the speculative investments.

George M. Cannon was born on December 25, 1861 in a pioneer camp wagon at St. George, Utah. His parents were Angus M. and Sarah Mousley Cannon. In 1868, the family returned to Salt Lake City from their mission. He attended the University of Deseret and graduated in 1881. He taught school for two years on a farm owned by his uncle, George Q. Cannon, who was president of the L. D. S. church. In 1884, he was elected county recorder, a position he held for six years. While in office, he developed a system of abstracts for the records of the county. He was a Republican and served as state chairman in 1895 and was a delegate to the Constitutional convention. He was elected the first president of the state Senate in 1896. He was ordained a high priest in the L. D. S. church. In 1906, he organized the real estate firm George M. Cannon Company. He died in January of 1937.¹⁵

The lots were sold by William B. McCartney and George M. Cannon to various individuals, developers, and builders. From 1910 and over the next sixty years houses were constructed on the lots. The first house was erected in 1913 and the last in c. 1970. The majority of the homes were built in the 1920s and 1930s (see Figure 5).

A real estate advertisement placed in a 1909 Sunday edition of The Salt Lake Tribune by Meeks and McCartney boasted about the east bench location, the



- 1909-1918
- ▨ 1919-1929
- ▩ 1930-1939
- ▤ 1940-1945
- 1946-

Figure 5. Periods of construction in College View

proximity to Westminster College (which would be opening in the fall), City water and sidewalks installed up to Fifteenth East, the view of the city, being above the smoke and dirt, cool canyon breezes, and a street car line soon to be built on Thirteenth East. The advertisement also stated that forty new houses were being contemplated which would advance the prices in the area.¹⁶

Trolley transportation was used as an enticement to purchase property in College View and the surrounding subdivisions. Real estate advertisements allude to the construction of the trolley line on Thirteen East. Another advertisement stated that a home built near Seventeenth South and Fifteenth East would be near the Fifteenth East car line.¹⁷

There are currently three business located in the subdivision on Fifteenth East north of Kensington Avenue. Currently there is a record shop, framing gallery, and a real estate agency. Past businesses in the same location included a gas station, garage/service station, and a milk depot.

SOCIAL HISTORY

The First Residents

As shown in Figure 5, seven homes were built in the first ten years of the subdivision. The lots chosen were primarily along or nearest to Fifteenth East.

One of the earliest homes in the subdivision was built by Alfred and Amy Pratt in c. 1913 and is located at 1520 Logan Avenue (see Figure 6). The house is a one-and-a-half story simplified brick Arts and Crafts bungalow with a steeply pitched gable roof and a wide front porch. It has segmental arched windows reminiscent of Victorian Eclectic features. The tax file indicates that a garage was built in c. 1927. A building permit was not found but it is possible that Alfred Pratt built the house himself since he was a carpenter. The house has since undergone dormer additions but appears to have keep its original appearance. Alfred Pratt was born on

*- for that
aluminum
gear ..*

November 14, 1880, in Middletown, New York. He was the son of Alfred and Mary N. Walker Pratt. He moved to Salt Lake City in 1908. He was a carpenter and was the financial secretary of carpenter's local No. 184. He was a member of Mount Moriah Lodge No. 2. Alfred Pratt died on May 5, 1943.¹⁸

Nicholas Groesbeck and Ethel Tate Morgan built a house at 1537 South Fifteenth East in c. 1913 (see Figure 7). It is a one-and-a-half story brick Arts and Crafts bungalow with a steeply pitched gable roof, exposed purlins and rafters, and a wide front porch. The tax file indicates that a one car garage was built at the same time as the house. Information was not available on the builder since a building permit could not be found. Nicholas Groesbeck Morgan was born on November 9, 1884 in Salt Lake City. His grandfather, Nicholas Groesbeck, was a pioneer businessmen and his father was President John Morgan of the Southern States mission. He attended the University of Utah from 1901 to 1907 and attended Georgetown College in Washington, D. C. where he received his law degree in 1910. For three years, he was a private secretary to Senator Reed Smoot in Washington. He was listed in 1914 as an Assistant County Attorney and was a partner in the firm of Morgan and Huffaker.¹⁹

In 1914, John A. and Mabelle E. Van Epps built a house at 1532 Kensington Avenue. The house has an unusual setback from the other house in the subdivision with a setback of fifty feet. The building permit does not provide a builder but indicates that it is a one story frame house with two rooms. The building permits also shows that a frame addition was built in 1929, extensive remodeling occurred in 1935, and a double garage was constructed in 1937. The house appears to have been considerably altered and the style is not discernible. The only information available on the owners was that John A. Van Epps was a salesman.²⁰

Frank E. Losee of McConaughy-Losee Lumber Company built a house at 1607 South Fifteenth East in 1915 (see Figure 8). He employed Glen R. Bothwell to build a one story Prairie-style brick and stucco bungalow with a low hip roof, wide front

porch, and horizontal coping band. The house had five rooms and the estimated building cost was \$2000.00. Frank E. Losee was born on January 1, 1876 in Triangle, New York, the son of William H. and Henrietta Ticknor Losee. He moved to Salt Lake City in 1898. He was a trustee of the First Congregational church and was a past president of the Salt Lake City Lumbermen's Association. He married Harriett Lillian King on June 8, 1904. Frank Losee died in June of 1948 in Salt Lake City. Losee sold the house to Rosella Hopfenbeck soon after construction was completed. Rosella Hopfenbeck was a widow and worked as a janitor at the Kearns building. Her son Ampton, who was a clerk, and her daughter Ida lived in the house with her.²¹

Figure 9 shows the house at 1523 Bryan Avenue built by the Salt Lake Security and Trust Company in 1915. They hired A. Wallin to build a one story Prairie-style brick bungalow with a low hip roof, wide front porch, and coping details. The house has five rooms and the construction cost was \$2000.00. Salt Lake Security and Trust Company sold it to Mabel H. Johnson soon after construction was completed. Information was not available on Mabel H. Johnson other than she occupied the house in 1915.²²

The house at 1526 Kensington Avenue was built by William J. and Ethel S. McNaughton in 1915. They hired William J. Smith to build a one story brick bungalow with a hip roof, a wide front porch, and four rooms at a cost of \$2000.00. As shown in Figure 10, the house has undergone numerous changes including a large rear addition and the application of stucco over the brick. William J. McNaughton was a bookkeeper at the Consolidated Wagon and Machine Company.²³

Allan Staford and Sylvia Barlow Tingey built a house at 1531 Logan Avenue in 1917 (see Figure 11). The house is a one story Prairie-style brick bungalow with a hip roof, small front porch, and five rooms. It has exposed rafters reminiscent of an Arts and Crafts bungalow. It was built by William J. Smith and C. M. Woodel at

a cost of \$3000.00. A building permit reveals that the house was remodeled for \$407.00 for the Home Owners Loan Corporation in 1936. Allan Staford Tingey was born on January 6, 1894 in Salt Lake City. He was the son of Franklin S. and Sara Ann Bywater Tingey. He was a telegrapher at the Utah Savings and Trust Company in 1919 when he built the house. He attended the University of Utah and later attended Georgetown University where he received a law degree in 1923. He started a law practice in Salt Lake City in 1924 and was the Deputy County Attorney in 1925. He later became the state Republican committee chairman and was president of the State Bar Association. He was elected to the Utah House of Representatives in 1930. He served as an associate counsel to the United States Housing Corporation. He married Sylvia M. Barlow on September 17, 1917 and together they had four children. He died on September 30, 1938 in Salt Lake City.²⁴

The subdivision appears to be primarily developed for the middle rather than the upper class, like the Upper Yale and Normandy Heights subdivisions to the north. The first residents of College View were essentially from a middle and lower-middle class socio-economic background; as evident by their varied occupations e.g., janitor, carpenter, salesman, bookkeeper, and lawyer. Surnames such as Pratt, Morgan, Van Epps, Hopfenbeck, Johnson, McNaughton, and Tingey, shows them to be primarily white and of European descent. Although the deed restriction for College View did not list any socio-economic, racial, or ethnic exclusions, it state that any residence erected in College View shall not be less than \$1500.00. This may perform the function of limiting, whether inadvertently or on purpose, who can live in the subdivision.

The socio-economic background has not changed significantly since the subdivision's inception. College View is still a middle class subdivision and the residents are primarily white and of European descent. The buying and selling of houses in the subdivision is not based on racial or ethnic requirements but rather on who can afford to buy a house in the neighborhood.

The Developers and Builders

The developers and/or builders in College View were not very prolific in building houses within the subdivision. On the average they built one to three houses and at most built seven houses. Many of the developers and builders who built only one or two houses within College View also constructed numerous houses throughout Salt Lake City. Among the larger developers were Halloran Judge Trust Company, Nicholson and Livingston, and S. E. Mulcock; they applied for ten to thirty building permits. Builders who were also prolific in Salt Lake City were J. M. Haley, Adamson Brothers, George G. Smith, S. G. Rowland, John Steiner, and Salt Lake Cabinet and Fixture Company; they applied for twenty to forty building permits. Of the numerous permits taken out by each developer or builder, only an astonishing one or two permits were for houses in College View.²⁵

The most prolific developer/builders within College View were E. Evans/H. Henderson, Larson Building Company/A. Vanderstein, and R. and A. R. Amundsen. They managed small to medium sized operations. Figure 12 shows the locations of the houses constructed by these developers and builders. Since the building permits do not indicate the full names of each developer and builder, it was difficult to ascertain who they were with any certainty. The following profiles were composed from a logical deduction made from an association of names and occupations.²⁶

E. Evans and H. Henderson are listed as the owner and builder, respectively, on the building permits for the houses located at 1583 Bryan Avenue, 1562 South Sixteenth East, and 1556 South Sixteenth East (see Figure 13). The houses were constructed in 1926 and are adjacent to each other on the corner of Bryan Avenue and Sixteenth East. They are one story brick houses with four rooms and a total square footage of 780 square feet. The building cost per house was \$3000.00. The houses are all different in style; two are simplified versions of the Tudor and Colonial Revival, and the other is of an indiscernible style. E. Evans most likely was Edmund Paul Evans and H. Henderson was Henning Henderson. Edmund Paul Evans was

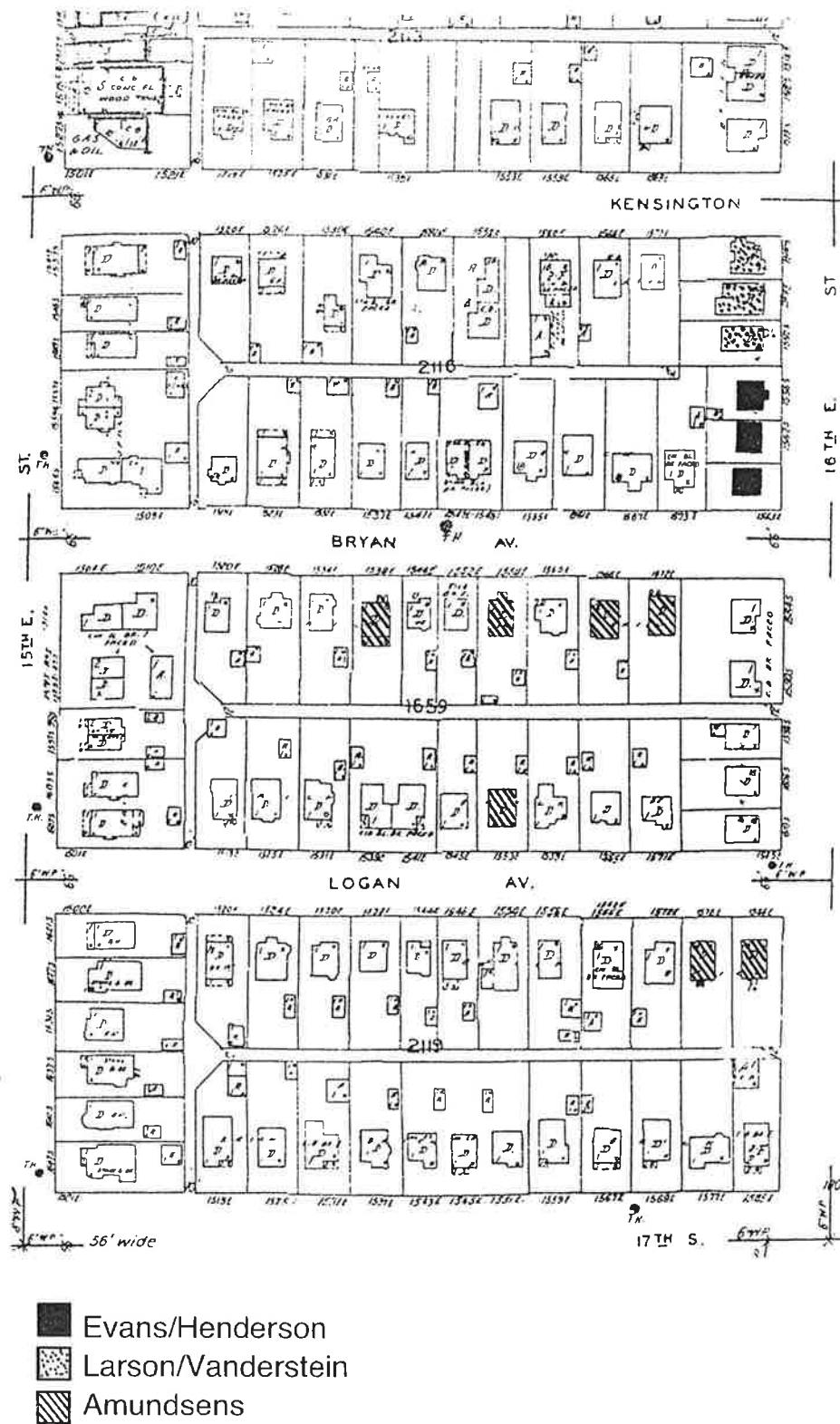


Figure 12. Houses constructed by developers and builders

born on June 5, 1887 in Salt Lake City, the son of David and Ellen Midgley Evans. He was an active member of the L. D. S. church. He founded the E. P. Evans Plumbing Company in 1922. He was President of the Plumber's Local Union in 1910. His firm was contractor for the Tribune building, Temple Square Hotel, and the Salt Lake Federal Reserve Bank building. He was considered the oldest heating and plumbing contractor in Utah up to his death on August 7, 1967 in Salt Lake City. Henning Henderson was born on January 16, 1887 in Harmark, Denmark. He lived in Salt Lake City from 1913 to 1950 until he retired and moved to California. He was listed in the 1926 Polk Salt Lake City Directory as a building contractor. He died on October 30, 1954 in Santa Monica, California.²⁷

The Larson Building Company and A. Vanderstein built three houses in a row on Sixteenth East adjacent to and north of the three built by Evans and Henderson (see Figures 14). The Larson Building Company was listed in the building permits as the owner and A. Vanderstein as the builder. These one story houses were constructed in 1926 at a cost of \$4000.00 each. The brick bungalow has five rooms with a total square footage of 1092 square feet. The two English Tudor Revival *period rev. cottage?* frame and stucco houses have nine rooms and a total square footage of 1224 and 1042 square feet (1546 South Sixteenth East and 1540 South Sixteenth East, respectively). The houses are all different in expression and treatment. Information was not available on either contractor and they are not listed in the 1926 Polk Salt Lake City Directory.²⁸

The Amundsens built seven houses, three on Logan Avenue (see Figures 15 and 16) and four on Bryan Avenue (see Figures 17, 18, 19, and 27). The Amundsens are listed on the building permits as the owners. They employed various builders. The houses are all one story brick structures with five rooms. The square footage of each house varies from 940 to 1270 square feet. Construction occurred over a period of four years, from 1927 to 1931, at a cost of \$3500.00 to \$4000.00 each. There are four English Tudors and three bungalows, all with

2 period revival cottages

considerably different features. It is surprising that no two houses are alike in expression and size. Although it is possible that the plans may be similar it cannot be verified. Ann Ruth Woodbury Amundsen was born on February 8, 1886 in St. George, Utah. Her parents were John S. and Alice Parker Woodbury. She attended the University of Utah and later became a school teacher. She was a member of the L. D. S. Relief society, and the Daughters of the Utah Pioneers. She married Rudger A. Amundsen on September 3, 1907 in the St. George L. D. S. Temple and together they had four sons and four daughters. She died on November 13, 1957 in Salt Lake City. Her name appears on four of the seven building permits. Her involvement in real estate most likely stems from her association with her husband who was a contractor and builder. Rudger A. Amundsen was born on January 29, 1885 in Salt Lake City, the son of Andrew and Mary Jane Glover Amundsen. He attended the University of Utah and it was there he met Ann Ruth. He was a contractor and builder for over thirty years. He died on April 15, 1952 in Salt Lake City.²⁹

The developers and builders within College View were not very prolific within the subdivision probably due to the fact that they were not the initial land developers. The existence of various lot buyers could make it difficult to buy numerous lots which are adjacent. The remaining lots may only have one or two lots adjacent to it.

ARCHITECTURAL DEVELOPMENT

Figures 20 through 25 illustrate the streetscapes in College View. The subdivision is arranged in the typical Salt Lake City gridiron pattern. There are paved streets, curbs, sidewalks, shade trees, and a uniform setback.

The majority of the houses built within College View subdivision are one story houses with basements. The square footage vary from 580 to 1690 square feet with an average of 1025 square feet. The building material most commonly used is brick

but cobblestones and stucco are occasionally used.³⁰

Figures 26, 27, and 28 illustrates the predominant styles of the housing stock which are Period Revival English Tudors (thirty-one houses), *Period Revival Cottages*, bungalows (thirty houses), and post-World War II era cottages (thirty-four houses). A few houses have styles which are combinations of either English Tudor and Post-World War II era cottages (nine houses) as shown in Figure 29, or English Tudor and Bungalow (eight houses). Surprisingly, there are only three sets of houses in College View which are identical; one set is located at 1547 Kensington Avenue (see Figure 30) and at 1569 East Seventeenth South.

A one story brick bungalow cottage located at 1572 Bryan Avenue (see Figure 27) was measurements and the floor plan sketched (Figure 31). The plan is open and informal. It features a small entry which opens directly into a front facing living room. It has a dining room, a kitchen, bath, and two bedrooms. This house was chosen for its accessibility and its square footage which is approximately 1010 square feet, the average size within the subdivision. The house was built in 1927 by the Amundsens at a cost of \$3500.00. They employed S. G. Rowland as the builder.³¹

The housing stock is primarily single family dwellings, although, there are a unexpected number of duplexes. There are a total of eleven duplexes in College View, with at least two duplexes on each street. As Figures 32, 33, and 34 depict, the duplexes are all quite unique in style, plan, and the number of stories.

Speculative building by various individuals, contractors, and builders occurred in the subdivision. Within the first twenty years approximately 28 houses, or nearly half the houses constructed, may have been built on speculation.³²

Changes in the form of additions and dormers have occurred to numerous houses. Figure 10 shows a house with a large rear addition. A dormer addition is shown in Figure 6. The subdivision does not appear radically changed since moderate changes are the norm. There have been no large scale demolition and

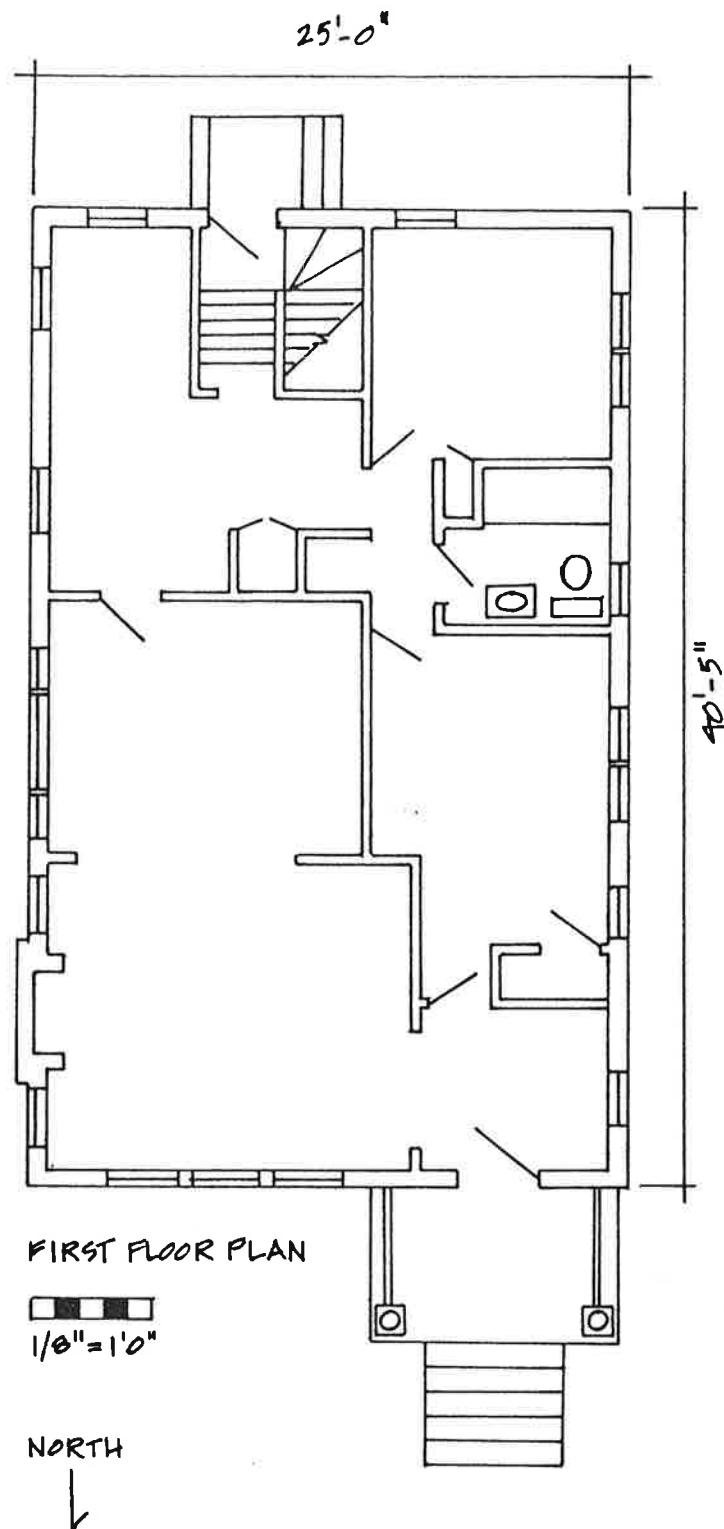


Figure 31. Plan of 1572 Bryan Avenue

building of new houses.

In researching through twenty years of building permits, it appears that garages typically were not built with the houses until 1930 (approximately five permits for garages were granted between 1911 to 1938). Additions, remodeling, and reroofing of the existing housing stock also started in 1930.³³

CONCLUSIONS

College View subdivision was developed by speculative land developers. Rather than develop a unique subdivision using their own capital, they allowed the city to plat the subdivision in the preferred gridiron pattern in order to take advantage of the city's installation of infrastructure. They did not intend on developing the subdivision as an upper class neighborhood like Upper Yale and Normandy Heights but preferred to keep costs down in order to attract the middle class. The east bench area was chosen because of its appealing advantages which the land developers wasted no time in advertising. The proximity to colleges, the trolley lines which allows accessibility to the downtown area and places of work, the view, the clean air and cool canyon breezes were boasted advantages.

College View subdivision developed at a very slow pace, with only six houses built within the first ten years of being platted. The reasons for the slow development may involve continued inaccessibility by trolley or distance to places of work. Most likely it was influenced by the national and global issues of World War I which prevented people from buying a lot and building a house due to the reduction of nonmilitary construction. The 1920s saw an explosion of building with thirty-nine houses being constructed in the subdivision; a reflection of the prosperity of the "Roaring Twenties" which occurred mid-decade. Although the postwar depression hit Utah in the early 1920s, new construction was hardly affected even with the higher building material prices and interest rates. Demand for building was still great due to the need for private housing.³⁴ In the following decade, only

half the number of houses were constructed; this reflected the years of the Great Depression. The 1940s saw another building boom with the remaining thirty-four houses being constructed. Twenty-two houses were built between 1940 and 1945 reflecting possible housing needs for War industry efforts in Salt Lake City and in Utah. The post-War boom may not be well represented by the twenty-two houses built, but the subdivision was fully developed and there was no more room for growth.

Numerous questions could still be answered by more research. Further investigations could link the findings of the research to the larger contexts related to the subdivision's development.

ENDNOTES

- ¹ Salt Lake City, Utah, Plat of College View Subdivision (8 May 1909). Appendix A.
- ² The Salt Lake Tribune, 21 March 1909, 23.
- ³ The Salt Lake Tribune, 1 May 1910, 24.
- ⁴ The Salt Lake Tribune, 1 May 1910, 31.
- ⁵ Salt Lake City, Utah, Annual Report of the City Engineer (Salt Lake City: Tribune-Reporter Printing Company, 1910), 134-137.
- ⁶ The Salt Lake Tribune, 29 August 1909, 30.
- ⁷ The Salt Lake Tribune, 1 May 1910, 24.
- ⁸ Salt Lake City, Utah, Plat of College View Subdivision (8 May 1909). Appendix A.
- ⁹ Salt Lake City, Utah, Title Abstracts (Salt Lake City: Salt Lake County Recorder), S-7, 237.
- ¹⁰ The Salt Lake Tribune, 5 August 1938, 1; The Deseret News, 30 August 1930, 3.
- ¹¹ The Salt Lake Tribune, 30 January 1947, 17; The Salt Lake Tribune, 26 July 1961, 25.
- ¹² Salt Lake City Directory (Salt Lake City: R. L. Polk and Company, 1911).
- ¹³ Men of Affairs in the State of Utah (Salt Lake City: The Press Club of Salt Lake, 1914), 375.
- ¹⁴ The Salt Lake Tribune, 11 August 1933, 10.
- ¹⁵ The Salt Lake Tribune, 24 January 1937, 12-B; Men of Affairs in the State of Utah (Salt Lake City: The Press Club of Salt Lake, 1914), 168.
- ¹⁶ The Salt Lake Tribune, 21 March 1909, 23; The Salt Lake Tribune, 29 August 1909, 30.
- ¹⁷ The Salt Lake Tribune, 21 March 1909, 23; The Salt Lake Tribune, 1 December 1929, D-1.
- ¹⁸ The Salt Lake Tribune, 6 May 1943, 22; Salt Lake City Directory (Salt Lake City: R. L. Polk & Company, 1914).
- ¹⁹ Salt Lake City Directory (Salt Lake City: R. L. Polk & Company, 1914); Men of Affairs in the State of Utah (Salt Lake City: The Press Club of Salt Lake, 1914), 116.
- ²⁰ Salt Lake City Corporation, Register of Permits (Salt Lake City: Salt Lake City Corporation, 1914-1937); Salt Lake City Directory (Salt Lake City: R. L. Polk & Company, 1915).
- ²¹ Salt Lake City Corporation, Register of Permits (Salt Lake City: Salt Lake City Corporation, 1915); The Salt Lake Tribune, 4 June 1948, 31; Salt Lake City Directory (Salt Lake City: R. L. Polk & Company, 1916).
- ²² Salt Lake City Corporation, Register of Permits (Salt Lake City: Salt Lake City Corporation, 1915); Salt Lake City, Utah, Title Abstracts (Salt Lake City: Salt Lake County Recorder), S-7, 241; Salt Lake City Directory (Salt Lake City: R. L. Polk & Company, 1915).
- ²³ Salt Lake City Corporation, Register of Permits (Salt Lake City: Salt Lake City Corporation, 1915); Salt Lake City Directory (Salt Lake City: R. L. Polk & Company, 1916).
- ²⁴ Salt Lake City Corporation, Register of Permits (Salt Lake City: Salt Lake City Corporation, 1917); Salt Lake City Directory (Salt Lake City: R. L. Polk & Company, 1919); The Deseret News, 1 October 1938, 11.
- ²⁵ Salt Lake City Corporation, Register of Permits (Salt Lake City: Salt Lake City Corporation, 1909-1938).
- ²⁶ Salt Lake City Corporation, Register of Permits (Salt Lake City: Salt Lake City Corporation, 1926-1929).
- ²⁷ Salt Lake City Corporation, Register of Permits (Salt Lake City: Salt Lake City Corporation, 1926); The Salt Lake Tribune, 9 August 1967, 12-B; The Salt Lake Tribune, 31 October 1954, C-10; Salt Lake City Directory (Salt Lake City: R. L. Polk & Company, 1926).
- ²⁸ Salt Lake City Corporation, Register of Permits (Salt Lake City: Salt Lake City Corporation, 1926); Salt Lake City Directory (Salt Lake City: R. L. Polk & Company, 1926).
- ²⁹ Salt Lake City Corporation, Register of Permits (Salt Lake City: Salt Lake City Corporation, 1927-31); The Salt Lake Tribune, 14 November 1957, 40; The Salt Lake Tribune, 17 April 1952, 12; Angus C. Woodbury, "Woodbury Family History", Ch. 9, Utah State Historical Society, Salt Lake City, 1957; Salt Lake City Directory (Salt Lake City: R. L. Polk & Company, 1926).
- ³⁰ Salt Lake County Assessor's, Tax Files (Salt Lake City: Salt Lake County, 1911-1970).
- ³¹ Salt Lake City Corporation, Register of Permits (Salt Lake City: Salt Lake City Corporation, 1927).
- ³² Salt Lake City Corporation, Register of Permits (Salt Lake City: Salt Lake City Corporation, 1911-1938).
- ³³ Salt Lake City Corporation, Register of Permits (Salt Lake City: Salt Lake City Corporation, 1911-

1938).

³⁴Richard D. Poll, et. al., Utah's History (Logan: Utah State University Press, 1989), 470.

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Appendix

COLLEGE VIEW SUBDIVISION.

Being a subdivision of Lot 1, Block 12.,
And a part of Lot 10., Block 11., Sec. 16, T. 1 S., R. 1 E.
Containing 20.25 A.

Scale: 1 in. = 100 ft.

SURVEYORS' CERTIFICATE

We hereby certify that the tract of land shown on this map and owned by C. W. Morse, bounded and described as follows, to wit: Beginning at a point on Tempest Avenue; from which the N.E. Sec. Cor. on the West side of Sec. 16, T. 15, R. 1 E., S. 1 M. bears N89°31'W 144.06 ft. and S0°08'W 154.11 ft. thence running S89°31'E 750.2 ft. along the North side of said Tempest Avenue to the S.E. Cor.; thence N0°28'E 116.12 ft. to the N.E. Cor.; thence N89°31'W 759.4 ft. to the N.W. Cor. and the East side of Fifteenth East Street; thence S0°25'W 116.1 ft. along the East side of Fifteenth East Street to the S.W. Cor. and place of beginning, containing 20.25 Acs., and known as Lot 1, Block 12, Sec. 16, T. 15, R. 1 E., and a portion of Lot 10, Block 11, of said Sec. 16, containing 16.08 Acs. and 10.7 Acs. respectively; that we have, by authority of said owner thereof, subdivided the same into lots, avenues and alleys, to be known as College View Subdivision; that the same has been correctly staked out on the ground as represented hereon and that the tape used in making the survey thereof was tested and at the time survey was made, was in adjustment with the official standard.

THE UNITED STATES
NAMES AND DIMENSIONS OF PARCELS OF LAND DESIGNATED

FOR PUBLIC USE
Fifteenth East St. 66 ft wide by 116.2 ft long, running S 0° 29' W.
Stanford Avenue 66 ft wide by 159.6 ft long, running S 89° 31' E.
Oxford " " " 759.5 ft " " "
Yale " " " 759.4 ft " " "

An alley in each block 12 ft. wide running East and West and an alley in each block 10 ft. wide running North and South.

Jay E. Johnson. Milton Landes Oglesby.
Surveyors

OWNERS' DEDICATION

Know all men by these presents that C. W. Morse, owner of the above described tracts of land, having caused the same to be subdivided into lots, avenues and alleys, to be hereafter known as College View Subdivision, does hereby dedicate for the perpetual use of the public all parcels of land designated in the Surveyors' Certificate and shown on this map as intended for public use.

In witness whereof I have hereunto set my hand and seal this 8th day of May A.D., 1909.

In the presence of
J. H. Warren Smith

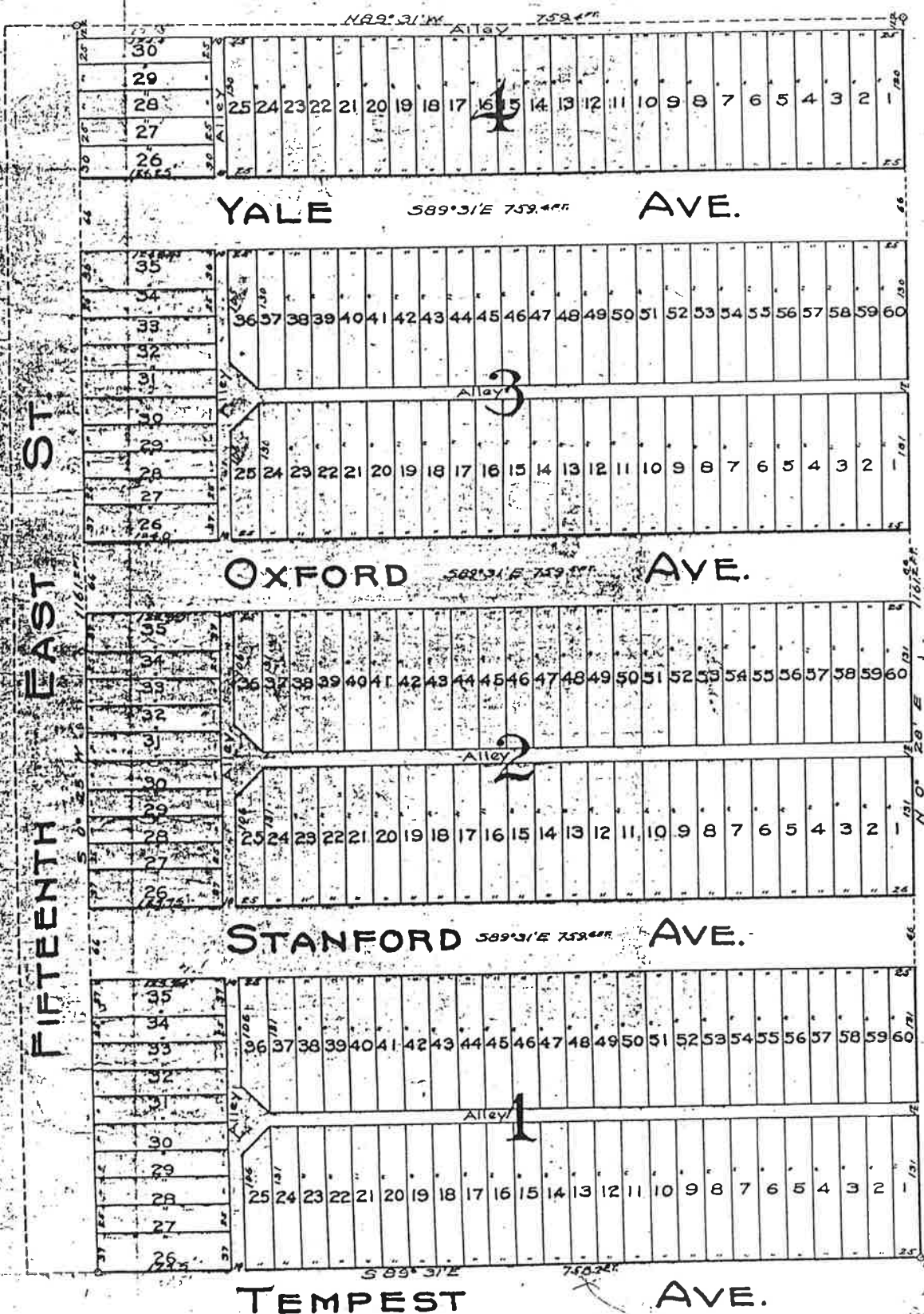
ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC.

State of Utah } ss.
County of Salt Lake }

On this 8 day of May, A.D., 1909, personally appeared before me the undersigned, a notary public in and for said county of Salt Lake, C.W. Morse, signer of the foregoing instrument, duly acknowledged to me that he executed the same freely and voluntarily for the uses and purposes therein mentioned.

Walter Morse

Walter J. Meeks
Notary Public.



County Surveyor's Certificate.

I hereby certify that I have examined and checked the dimensions given on this plat and found the same to be correct.

J. B. Durston
County Surveyor.

Approved by the Board of County Commissioners this 7th day of June, 1909.

Margaret Ann Hatcher
County Clerk.